

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT COMMISSION**

COMMUNITY CONFERENCE

STAFF REPORT

November 14, 2012

APPLICATION: PLN12-00049

PROJECTS: 1) 9-Lot single family subdivision
2) Newport Way Apartments

APPLICANT: Lafe Hermansen
Lindsey Solorio
Rob Stevens
Core Design, Inc.
14711 NE 29th Place, Suite 101
Bellevue, WA 98007

Andrew Michael Construction
PO Box 6127
Bellevue, WA 98008

PROPERTY OWNER: Gary Spak
8340 Woodbrook Lane
Mercer Island, WA 98040

ARCHITECTS: Bob Wenzl
Milbrandt Architects
25 Central Way, Suite 210
Kirkland, WA 98033

STAFF CONTACT: Jerry Lind, Senior Planner
Development Services Department, (425) 837-3091
Email: jerryl@ci.issaquah.wa.us

REQUEST: An application for Community Conference has been submitted by Andrew Michael Construction LLC, for two projects on a 10.5 acre site. The Community Conference includes a proposed 9-lot single family subdivision on the upper portion of the Spak property zoned SF-S, and a 51-unit apartment building on the lower portion of the property zoned MF-M. A preliminary Short Plat subdivision to create 2 lots is also intended by the applicant to segregate the

single family portion of the site from the multi-family portion of the site.

LOCATION: The property is located on the southwestern side of Newport Way NW, addressed as 905 Newport Way NW. See location with Vicinity Map, Exhibit 2 and overall site plan, Exhibit 9.

SUBAREAS: Upper portion of site: "Squak Mountain"
Lower portion of site: "Gilman"

K.C. PARCEL No. 282406-9011

SITE AREA: 456,944 square feet (10.5 acres).
6.5 acres MF-M (approximately)
4.0 acres SF-S (approximately)

EXISTING & SURROUNDING LAND USES:

Subject Property: Single family house at bottom of hill, remainder of property is undeveloped.

North: Commercial.

South: Single family residential. (Morgan's View subdivision)

East: Newport Way, commercial and undeveloped properties.

West: Single family residential. (The Woods At Issaquah, Div.4 subdivision)

EXISTING CONDITIONS: The site is mostly undeveloped and contains a single family house at the base of the site fronting Newport Way.

EXISTING ZONING: The property is currently a single parcel of land and has split zoning on it; "SF-S" (Single family Suburban) on the upper portion and "MF-M" (Multifamily Medium) on the lower portion.

The SF-S zoning district allows single family lots according to the Table of Permitted Land Uses, IMC 18.06.130. The zoning allows a maximum density of 4.5 dwelling units per acre.

The MF-M zoning district allows for multifamily development according to the Table of Permitted Land Uses, IMC 18.06.130. The zoning allows a maximum density of 14.52 dwelling units per acre.

COMPREHENSIVE PLAN: The site has two designations by the Issaquah Comprehensive Plan as amended January 16, 2011, as follows.

Upper portion: "Low Density Residential"
Lower portion: "Multifamily Residential"

BACKGROUND:

June 3, 1985. The property was annexed into the City limits. (Ordinance 1671).

February 15, 2012. Pre-application meeting for the proposed 9-lot single family subdivision and a 47 unit multifamily building was held with City staff and the applicant team. Planning Application PLn12-00003.

COMMUNITY CONFERENCE - Purpose:

Section 18.04.140(A) of the IMC states the following under Community Conference Purpose:

"The community conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140(B) of the Issaquah Land Use Code states the following under Community Conference Expectations:

"The applicant can expect the following results from the conference:

- 1) The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal;*
- 2) Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project;*
- 3) Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed;*
- 4) Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations;*
- 5) Recommended revisions or modifications to the proposal will be discussed; and*
- 6) The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

**NEIGHBORHOOD MEETING (for preliminary plat): IMC 18.13.070
Combined with Community Conference**

- A. The intent of the neighborhood meeting is to allow the community to participate in the pre-application process to raise potential issues and concerns regarding a proposed subdivision.
- B. Planning staff shall facilitate the neighborhood meeting where the applicant shall present the pre-application submittal to the neighbors.

- C. A record of the meeting shall be kept by planning staff which shall become a part of the complete application for a preliminary plat.
- D. The meeting shall be held on a weekday in the evening unless a different day and time is mutually agreed upon by the applicant and neighbors adjacent to the proposed development, subject to the approval of the Planning Director/Manager.
- E. The applicant will be provided adequate time to present the proposed subdivision to the community.
- F. Notice of the meeting shall be mailed out in accordance with IMC 18.04.170, Notice of application

SUBDIVISION REVIEW PROCESS:

The Issaquah Municipal Code (IMC) Section 18.04.490-C states that the Preliminary Plat shall be reviewed through the Level 4 Review process. The flow chart in Section 18.04 for Level 4 Review requires both a Pre-Application and a neighborhood meeting with public notice for Preliminary Plats (the neighborhood meeting and community conference are combined as one since there are two projects on this split zoned site). Under IMC 18.13.140, the Hearing Examiner shall conduct a public hearing prior to making a decision on a Preliminary Plat. An appeal process is provided. If a Preliminary Plat is approved, the applicant may apply for construction permits to construct the roads, utilities and grading of the lots. A final plat review will follow after subdivision infrastructure has been installed or bonded for. Single family construction permits may then be issued for individual lot construction. Prior to Preliminary Plat approval, a SEPA determination will need to be made on the Environmental Checklist by the City.

SUBDIVISION REVIEW CRITERIA:

Subdivisions shall comply with the standards and criteria set forth in:

- 1) Issaquah Land Use Code, Chapter IMC 18.13 (Subdivisions); and
- 2) Section 58.17.110 of the state law, RCW (Revised Code of Washington) which states:

Approval or disapproval of subdivision and dedication — Factors to be considered — Conditions for approval — Finding — Release from damages.

(1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the

legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW [82.02.050](#) through [82.02.090](#) may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW [82.02.050](#) through [82.02.090](#) shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

(3) If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city, town, or county legislative body must adopt the designated name.

PROJECT DESCRIPTION AND ANALYSIS

A. Use:

Following the Community Conference, the applicant will be seeking approval of Preliminary and Final Plat approvals of the single family subdivision of the upper portion of the property into 9 single family lots and approval of the 51-unit apartment building at the bottom of the hill, the review process for that is currently a Site Development Permit with approval by the Development Commission. The review process for the apartment building is likely to change with approval of the Central Issaquah Plan.

Prior to the development of the upper and lower portions of the site, the applicant proposes a Short Plat to subdivide the property into 2 lots to separate the SF-S and the MF-M parts of the split zoned site. Short Plats are reviewed administratively with notice to surrounding property owners.

The major subdivision of the property (9 lots and 2 tracts) is a permitted use and is allowed by the approval of a Level 4 Review (approval of Preliminary and Final Plats by Hearing Examiner).

This meeting scheduled before the Development Commission is for the informal "Community Conference" meeting required as part of the development approval process.

The zoning of the 10.5 acre site has split zoning, "SF-S" (Single Family Suburban) on the upper portion of the property and "MF-M" (Multifamily Medium) on the lower portion of the property. An exact line between the two zones is not defined. The SF-S zone allows single family residential houses and the MF-M zone allows multifamily residential as a permitted use according to the Issaquah Land Use Code, Section 18.06.130, Table of Permitted Land Uses.

B. Development Standards for SF-S zone:

The following are the development standards for developments in the "SF-S" zone.

<u>ITEM</u>	<u>PROPOSED</u>	<u>CITY CRITERIA</u>
Maximum impervious surface:	unknown	40% of each lot developed
Minimum pervious surface:	unknown	60% of each lot developed

Maximum building height:	unknown	30 feet maximum
Lot width:	70 feet	70 feet
Maximum density:	3.25 d.u. per acre	4.5 d.u. per acre
Minimum Lot size:	11,200 s.f. to 13,300 s.f.	9,600 sq. ft.
Front Yard Setback:	unknown*	20 feet
Side Yard Setback:	unknown*	8 feet each
Rear Yard Setback:	unknown*	10 feet

* The Development Standards including maximum impervious surface area and minimum pervious surface area and building setbacks for the 9 lots will need to be complied with when Building Permits are applied for each individual lot.

Development Standards for MF-M zone:

The following are the development standards for developments in the MF-M" zone.

<i>ITEM</i>	<i>PROPOSED</i>	<i>CITY CRITERIA</i>
Maximum impervious surface:	unknown	50%
Minimum pervious surface:	unknown	50%
Maximum building height:	unknown (5 floors)	40 - 50 feet maximum*
Lot width:	1,236 sq. ft. (Newport Way)	No minimum
Maximum density:	7.8 d.u. per acre	14.52 d.u. per acre**
Minimum Lot size:	282,000 sq. ft. (approx)	2,500 sq. ft.
Front Yard Setback:	10 feet	10 feet
Side Yard Setback:	215 feet - east	7 feet
	260 feet - west	7 feet
Rear Yard Setback:	85 feet +	20 feet

*Exceeding the base height of 40 feet up to 50 feet requires the approval of an Administrative Adjustment of Standards with specific criterion to be met.

**Maximum density allowed for the site is reduced for the subject site as it contains steep slopes 40% and greater plus the buffers to the steep slopes. Partial credit for the steep slopes area and buffers to the steep slopes is allowed per the density credit chart, IMC 18.10.450(B)(2). The density credit chart is attached as Exhibit 5.

As part of the development process, the applicant will need to provide detailed information and mapping on the steep slopes and the buffers in order to determine the percentage of the MF-M site that is in critical areas and buffers. A slope map identifying slopes of 40% and greater from Icicle Creek Engineers is attached as Exhibit 8.

C. Site Design:

The developer proposes to first subdivide the upper and lower section of the Spak property by a Short Plat (2 lots) as shown with the preliminary drawing, Exhibit 4. It is then proposed to subdivide the upper portion of the site into 9 single family lots and 2 tracts for road access and open space for tree preservation of significant trees as shown

with Exhibits 12 and 13. The single family lots are located on the flatter area of the upper site, with the main access road along the western side rather than on the sloped side where critical areas (40% slopes) are present. The multifamily is on the more level portion of the lower end of the site also outside of the steep sloped area.

The subdivision will need to comply with the Issaquah Land Use Code, including IMC Chapter 18.13 (Subdivisions). This project requires a Level 4 review (review and decision by the Hearing Examiner). This is a public hearing process in which surrounding properties will again be notified, with no further review or input by the Development Commission for that part of the project.

D. Lot Design:

The proposed single family lots will range in size from 11,200 square feet to 13,300 square feet. No un-buildable lots are being created. Some steep slope and buffer does extend onto the rear of lots 1-5, but buildable area remains. The lots are all designed as rectangular in shape. The proposed lots of the Community Conference Preliminary Plat subdivision are shown to have the following square footages:

- Lots 1, 2, 8 & 9: 13,300 square feet
- Lot 3-7: 11,200 square feet
- Tract "A" (road): 10,780 square feet
- Tract "B" (open space) 67,286 square feet

The Development standards including maximum impervious surface area and minimum pervious surface area and building setbacks for the 9 lots will need to be complied with when Building Permits are applied for. The Development Standards for the "SF-S" zone is as follows:

- Maximum impervious surface: 40%
- Minimum pervious surface: 60%
- Front yard setback: 20 feet
- Rear yard setback: 10 feet
- Side yard setback: 8 feet

E. Tree Retention:

Chapter 18.12.1385 of the Land Use Code requires 30% of the total caliper (dbh) of all significant trees in the "*developable site area*" for the SF-S zone & 25% for the MF-M zone. A tree survey of significant trees has not been provided for either the SF-S or MF-M parts of the site. The applicant proposes a triangular area by the single family lots (downhill) identified as "Tract B" for tree retention of the SF-S portion of the site. This area is 1.5 acres. "Tract B" also contains steep slopes and buffer areas that will not be credited for tree retention requirements. Significant trees are defined as those 6 inch dbh and greater, except for cottonwoods and alders which are 8 inch dbh and greater.

The city would expect that lots 1-9 won't be totally clear cut and that nonhazardous significant tress on those lots should be considered for retention when the lots are developed. For trees designated for retention, the soil grade shall not be altered within its drip line or within 15 feet of the tree truck, whichever is greater (IMC 18.12.141-B-1) Tree protection measures will need to be in place.

F. *Street and Circulation – Vehicle and pedestrian/Traffic:*

Street (single family)

The proposal identifies tract “A” to serve the single family lots. Access to that tract is from NW Inneswood Place to the west. City Engineering has determined that the 30 foot width that is currently shown will not be adequate as a roadway to serve the 9 lots. . A width of approximately 45 feet is needed for: 5 feet of buffer to the lots to the west, 7 feet width for street parallel parking, 20-22 feet of drive lanes, 5 feet of landscaping and 5 feet of sidewalk adjacent the new lots. Street design is identified with the detail of City of Issaquah Standard T-11. With the roadway widened and the proposed lots shortened to accommodate the roadway, all lots will still retain a minimum 9,600 square feet. A detail from the City’s Street Standards for typical public local access street is attached as Exhibit 7. No street improvements have proposed or identified for NW Inneswood Place which lacks sidewalks.

Multifamily

Access to the apartment building is from Newport Way NW from the northern end of the site. A 2nd point of access from the same street is at the south end of the building by NW Juniper Street and is identified as “Fire Access Only”.

Newport Way is currently classified as a Principal Arterial by the Comprehensive Plan. The City’s future design for Newport Way is still conceptual as it is being reclassified for the Central Issaquah Plan, and may be 3-5 lanes wide plus strips for landscaping, and bicycle lanes. The draft Central Issaquah Plan identifies Newport Way as a “Throughway” that serves the highest volume of automobile traffic (proposed at 68-94 feet wide). Round-a-bouts may also be part of the Newport Way street design including one located at the street intersection of NW Juniper & Newport Way.

Transit, Transportation Concurrency and Impact Fees:

The Transit Center is located west of the site at the southeast street intersection of SR-900 and NW Newport Way, approximately 0.7 mile away.

A Certificate of Transportation Concurrency will need to be applied for and approved by the City prior to the applicant applying for the Preliminary Plat and the 51-unit apartment building.

Transportation Impact fees will be required to be paid at the time of Building Permit Issuance for both the apartment building and for each single family lot. The fees are used to help fund the road and transportation system improvements initiated by the City.

IMC 18.07.081-B Nonmotorized facilities in single family developments.

Requirements: All new single family developments of two (2) or more lots shall provide for enhanced nonmotorized access and circulation by walkways, shared use paths and/or trails that use techniques such as linking cul-de-sacs, linking groups of buildings, and providing parallel routes which are permanent and recorded on plats and/or other required permit plans. The required nonmotorized facilities are off-road facilities in addition to any required sidewalks or bike lanes. The Planning Director shall have the authority to waive these requirements in full or in part when required nonmotorized access and circulation are determined to have limited opportunity for connection to other nonmotorized facilities or similar rationale.

Access: A required nonmotorized facility shall allow pedestrian access from within the development to activity centers, parks, common areas, open spaces, schools or other public facilities, transit stops, public streets and/or existing nonmotorized facilities in adjacent developments served by public streets. Stubs and/or routes for future connection may be required after an analysis of potential development on adjacent parcels and remaining opportunities to connect with collector and arterial streets.

Size: All nonmotorized facilities must be at least five (5) feet wide.

The Morgan's View subdivision to the south has on its recorded plat drawing, a 12 foot wide water and pedestrian walkway easement on the western side of its lot #2 that leads and currently ends at the Spak property. That walkway has a gravel surface. This pedestrian walkway will need to be extended to the proposed 9 lot subdivision of the Spak property with a connection to NW Inneswood Place. The proposed plat drawing shows a 10 foot wide pedestrian easement on lot #9 that will connect to the roadway within Tract "A". This should connect to the new sidewalk in the Spak property. In addition, a pedestrian walkway should be provided that connects the upper single family development downhill to the future sidewalk along Newport Way.

G. Design of apartment building:

The building is designed as a single building of 51 apartments, 4 floors above a ground level floor (basement). The ground level floor contains the lobby, stairs, corridor, resident storage, parking, trash collection, and mechanical and storage. The 1st floor above the ground floor contains a lobby, stairs, corridor, storage, electrical and mechanical rooms, an exercise room, a business center and dwelling units. The 2nd floor contains common areas of lobby, stairs, corridor, storage and electrical and mechanical rooms and dwelling units. The 3rd and 4th floors contain common areas and dwelling units.

The apartments are sized as follows:

12	studios.
19	1-bedroom/1-bath
4	2-bedroom/1-bath
<u>16</u>	<u>2-bedroom/2-bath</u>
51	TOTAL

Height of Building: The building height as shown on the front elevation (sheet A4) is noted as 62'-3" to the top of the elevator shaft. Bridling height as measured is calculated by the average existing grade below the building to the average of the highest peak of the building. Being a sloped lot, the building will appear taller from the street elevation vs. the back side. Information on the building grades side & rear elevations were not provided with this application. The actual height proposed is unknown. The Base Height allowed for the building is 40 feet in the MF-M zone and by approval of Administrative Adjustment of Standards for Height, the building may be increased to a height of 50 feet providing approval criteria is met, including building modulation and that the floor above 40 feet is reduced by 25% from the floor area below it or the required pervious area of the site (50% minimum) is increased by 10% for the zone (to 60% in the MF-M zone) (Ref: IMC 18.07.355).

Sheet A4 identifies building materials proposed for the building including: exterior stucco sand float finish, fiber cement panels, anodized aluminum windows, Hardie trim fascia

boards, decorative square tubular steel frames, standing seam metal roofs, and concrete walls (up front) with landscaped lattices on them. The applicant proposes to provide a colored drawing of the building at the Community Conference meeting.

Section 18.07.440 of the IMC (attached as Exhibit 6) contains multifamily development standards and approval criteria including in summary, the following:

1. *Access and Circulation.* Including motorized and nonmotorized.
2. *Building Modulation.* Including building façade modulation every 25 feet of wall length, minimum modulation of depth approximately 3 feet and minimum modulation width of 8 feet.
3. *Parking:* Meeting multifamily standards.
4. *Private or Common Usable Outdoor Space:* Minimum outdoor space is 48 sq. ft. per dwelling unit as private or common open space. Private outdoor space is in the form of private balconies, patios or decks. Common outdoor space needs to be accessible to all residents as balconies, patios, decks or gardens and not attached to an individual unit.
5. *Roofline Variation:* Variation required with rooflines exceeding 50 feet achieving, vertical off-set methods, horizontal off-set ridge lines, variations of roof pitch or as approved by the City.
6. *Screening:* parking areas need to be visually screened. Structures are to be screened from adjacent properties.

H. Parking:

Parking for the single family subdivision is 2 on-site stalls per lot (18 total). Parallel street parking will also be required along the new street.

Parking for the multi-family is 1 stall per studio unit and 2 stalls for all other dwelling units. Parking required then is 12 stalls for the 12 studios and 78 stalls for the larger 39 units, for a total of 90 parking stalls required. 90 parking stalls are proposed as both surface and covered stalls under the building and in secured garages. 60% of the stalls (54) may be compact stalls and 2 are provided. The remaining stalls are full size or accessible parking stalls.

10 of the parking spaces are designed as tandem stalls (one stall parked behind the other). An administrative Adjustment of Standards to Parking is required for that design.

Table 1106.1 of the International Residential Code requires 4 accessible parking stalls when for a project having 76 to 100 stalls. The project proposes 2 accessible garage stalls and 1 accessible van stall. The project is short one accessible stall.

I. Environmental Review & Critical Areas:

SEPA review is required for major subdivision and multifamily building containing more than 4 dwelling units, or when Critical Areas are present. The subject property includes steep slope areas. An environmental checklist will be required with the land use permit application(s).

Slopes on the property that are 40% and greater are regulated by the Critical Areas Regulations. Buffers from the top, to and sides the steep slopes is 50 feet and a process is in place with the slope buffer may be reduced to a minimum of 10 feet pursuant to a

geotechnical report and assessment criteria being met that the reduction will not reduce the level of protection to the proposed development. (IMC 18.10.580-A. A 15-foot building setback is also required from the edge of the buffer.

The steep slopes and buffers will need to be placed is a “Native Growth Protection Easement”. Steep slopes are identified on a slope map by Icicle Creek Engineers, Exhibit 8.

If the steep slope buffer is reduced from 50 feet to 10 feet as proposed, the developer will be required to execute an agreement entitled “Covenant Not To Sue “ which indemnifies and holds the City harmless for development within 50 feet of the steep slopes (IMC 18.10.580-4-b).

J. Storm Water Drainage/Utilities Grading:

The applicant will need to provide water, sewer and storm water plans with the subdivision and comply with the conditions required by the Public Works Department. All storm drainage will be required to comply with the Surface Water Design Manual in effect at the time of Public Works construction permit submittal is made.

Sheet 4 of 4 (Exhibit 13) contains the preliminary grading and utility plan. Proposed grading is shown, most prominently on the northern most lots. Proposed sanitary sewer and 3 manholes are shown within the Tract ‘A’ roadway that connects to the line in NW Inneswood Place. A 10-foot wide pedestrian and storm drainage easement is shown between lots 2 and 3 and an above ground storm water pipe that runs from lot 3 downhill to Newport Way connecting to a stormwater vault at the apartment building. All storm water for the proposed 9-lot subdivision will need to be designed so as to not have a negative impact to any of the adjacent single family lots. A water main currently runs down NW Inneswood Place to the subject property.

Minimal storm water information is provided for the apartment building, but a storm water detention vault is identified to be located beneath a parking area at the northern end of the development to collect water from that site and from the single family above slope. An approved size for that storm water vault is not yet determined.

K. Parks and Recreation, Playgrounds, Schools and School Grounds

The nearest public park to the site is Tibbetts Valley Park just to the west at the southeast street intersection of SR-900 & NW Newport Way. Impact fees to Parks and Recreation will be required with the issuance of building permits.

On-site recreation shows an exercise room and 3 plazas on the first floor plan of the apartments.

The subdivision will be served by public schools including Issaquah Valley Elementary, Issaquah Middle School and Issaquah High School.

L. Impact & Mitigation Fees:

Each lot and dwelling unit of the apartments will be subject to the Transportation Impact Fee, Parks Impact Fee, Fire Impact Fee, and School Impact Fee, General Government Mitigation and Police Mitigation. The actual fee amount that will be due is based upon

the impact/mitigation fee schedule that is in effect at the time building permits are issued for each single family house and the apartment building.

M. Subdivision Signage:

No project signage has been proposed with the Community Conference application. If signage is to be a part of the project, the subdivision and apartment project signage will need to comply with Chapter 18.11.220(C): "Residential Development Identification Signs," which states that the signs cannot exceed 32 square feet in area, or exceed 10 feet in height and located at the major entrance to a subdivision. Lighting is limited to 400 watts maximum. Appropriate landscaping is required with the signs.

N. Comments from City Reviewing Departments:

Building Division:

1. Handicapped parking is required per Table 1106.1 2009 IBC. One of every 6 accessible spaces or fraction thereof must be van accessible, per Section 1106.5 2009 IBC and requires an 8' stall with an 8' access aisle. The slope of both the stall and the aisle may not exceed 2% and must be paved to provide a hard, stable surface. A van accessible parking sign is required and must be mounted at 60" minimum to the bottom of the sign. One van accessible parking space must be located in the parking garage.
2. A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second engineer may be required on some sites.
3. Type "A", type "B" and type "accessible" dwelling units should be provided per section 1107.6 of the International Building Code and WA State amendments.
4. Public and common use facilities in multifamily residential buildings such as recreational facilities, laundry facilities, garbage and recycling collection areas, mailbox locations, lobbies, foyers and management offices shall be accessible. IBC 1107.4
5. Accessible means of egress must be provided in accordance with section 1007 of the International Building Code. In buildings with four or more stories, at least one accessible means of egress shall be an elevator complying with section 1007.4.

Fire Department:

Single family homes.

1. Please provide grade of all existing/news roads. If over 15% grade at any point fire sprinklers will be required.
2. Parking will only be allowed on one side of the new road and fire lane markings are required in turnaround and at other locations.
3. Fire Hydrants are required. TBD.

Multi-family

1. NFPA 13 Fire sprinklers, alarm and standpipes required
2. Fire extinguishers required
3. On site fire hydrants required. TBD. FDC shall be located within 50 foot of a hydrant
4. New and existing hydrants within 300' of structure shall be fitted with 5" Storz Fitting
5. Fire flow. TBD.
6. Fire lanes required.

7. Underground vaults in fire department access locations shall be designed to support fire department apparatuses. (HS-20 Standard). Point loads for outriggers shall be designed to support 10,800 pounds per square foot

Engineering:

Single Family Project:

1. A TESC Report and plan is required to be submitted with building permit submittal.
2. Technical Information Report (Sections 1, 2 and 6 only) to be submitted with building permit.
3. The storm vault located under the parking lot of the 51-unit complex is considered private to be maintained by the Owner.
4. All utility connections within the steep slope shall have sufficient flexible connections to avoid utility failure per IMC 18.10.580.
4. An occupied building shall not be closer than 25 feet (including the buffer) to the top of a steep slope per IMC 18.10.580.
5. The water main shall be extended along the full frontage of the properties being served per IMC 13.12.010 for lots 1-5. Meters for lots 1-5 to be located on individual lots being served. The meters for lots 6-9 may be banked at the sidewalk. Provide fire hydrant or blow off at the north end of the water main extension.
6. Storm pipe located along lots 5-8 require a storm easement.
7. Lots 6-9 can be sewerred using a 6-inch side sewer
8. The public road shall be extended northerly to the northern property line of lot 1. Provide turnaround. The road that fronts lots 5-9 can be private.
9. Provide on-street parking for lots 1-9.
10. Street section shall be per City of Issaquah Standard T-11. A variance may be required to accommodate street parking.
11. Driveway entrances shall be constructed per COI detail T-06.
12. A multi-use trail shall be constructed to connect the SPAK single family portion with the Newport Way apartment per IMC 18.07.080 and 18.07.081.

Multi-family Project:

1. A TESC Report and plan is required to be submitted with building permit submittal.
2. Technical Information Report (Sections 1, 2 and 6 only) to be submitted with building permit.
3. The storm vault located under the parking lot of the 51-unit complex is considered private to be maintained by the Owner.
4. Covered parking drainage shall be routed to sewer.
5. Stormwater plan shall be designed per the 2011 City of Issaquah Addendum to the 2009 King County Surface Water Design Manual.
6. A 12-inch water main is available in Newport Way. Applicant cannot connect to the regional water main located in Newport Way.
7. A DCDA is required for the fire line.
8. Sewer line will need to be extended from Juniper to the project site.
9. Half street improvement are required per COI detail T-15.
10. Driveway entrances shall be constructed per COI detail T-04.

Public Works Operations:

1. HDPE above grade storm line shall be privately owned.
2. Plat shall include a water main extension in the utility access along the lot frontages including necessary fire hydrants. This will also allow for future water connections.

3. Provide a dead end sign at the end of the public street.
4. Buildings above 3 stories require premise isolation on their domestic water service size and type TBD. Water quality personal can be contacted @ 425-837-3470.
5. Fire system will require a DCDA on the apartments.
6. Irrigation system shall have its own service and meter so sewer charges are not billed, DCVA will be required.
7. All trees shall be located a min. of 5' from the outside edge on all city utilities, landscape drawings must include the utility layer overlaid with the landscape plan.

SEPA (Environmental Review):

1. SEPA review is required for construction of more than 4 residential dwelling units and for subdivisions (creating more than 4 lots), per WAC 197-11-800(1)(b)(i) and (6)(a). Please provide an environmental checklist with the application submittal.
2. Critical areas:
Steep slopes - Critical area regulation threshold for steep slopes is 40% or greater, defined as a 10-foot vertical rise over 25-feet of horizontal distance. The code allows limited exemptions for 40% slopes with a vertical change of less than 20-feet or slopes created through previous grading activity (such as road construction), per IMC 18.10.580.E. Icicle Creek Engineers has provided adequate information to substantiate the steep slope exemptions.

A 50-foot buffer is required from the top/toe of regulated steep slopes and this may be reduced to 10-feet with a geotech report addressing criteria in IMC 18.10.580.A. There is a 15-foot building setback required from the buffer. Occupied buildings shall not be closer than 25 feet (minimum 10-foot buffer plus 15-foot building setback) from the toe of a steep slope.

Retaining walls over 4 feet in height are considered structures and are not commonly allowed within the 15 foot building setback.

Landslide hazards - Landslide hazard areas are defined in the definition section of the critical area regulations (IMC 18.10.390). Slopes less than 40% with impermeable soils, springs or groundwater seepage may be landslide hazard areas. A geotechnical engineer should evaluate potential landslide hazards on the site and recommend measures to eliminate/reduce risks.

3. Tree Retention - Single-family development requires retention of 30% of the total caliper of significant trees on-site and 25% for multi-family development. Significant trees are defined as 6-inches or greater, and 8-inches or greater for alder and cottonwood trees. The tree retention is required outside already protected critical areas.
4. Traffic - A traffic concurrency certificate is required. Concurrency modeling is required for proposals generating 30 or more P.M. peak hour trips. A Traffic Impact Analysis may be required after concurrency results to evaluate impacts and mitigation at specific intersections.

O. Central Issaquah Plan:

The Spak property (both upper and lower parts) is included as part of the Issaquah Central Issaquah Plan. The plan is not yet adopted by the City Council, but it is the expectation that the plan will be adopted in December 2012.

The Plan will not affect the upper single family part that will remain as SF-S zoning. The lower multifamily part is proposed to be rezoned to "Mixed Use Residential" (MUR). Some of the standards in this zone include using Floor Area Ratio rather than dwelling units permitted. The MUR will have a base Floor Area Ratio of 1.25 and a maximum FAR of 2.0. Base height will be 40 feet and maximum height will be 65 feet. The process to increase up to the maximum height is through a Fee for Open Space payment to be established, estimated to be between \$12 - \$15/square foot. Side and rear yards will be 0 feet and the front yard "building to line" will be 10 feet and require a street presence as determined by site design standards. The maximum impervious surface will be 90% and the minimum pervious will be 10%. The current proposal for the project does not provide an acceptable street presence that will be required. The Central Issaquah Plan is expected to be adopted by the City in December 2012.

P. Public Notification:

As part of the Community Conference process, public notice to all property owners within 300 feet of the exterior boundaries of the proposal site is required at least 10 days prior to the meeting. Notice to property owners within 300 feet of the subject site was mailed on October 30, 2012, 2 weeks before the meeting.

A Notice of Application was also mailed to the same surrounding property owners on August 28, 2012.

A Community Conference meeting notice to the applicant team (the applicants, architect and the property owner) was mailed on October 26, 2012.

Notice of the Community Conference was posted on the City's website.

Public notice of the Community Conference has been provided as required.

Q. Next Steps:

1. Issuance of certificates for: Transportation Concurrency (single family plat & multifamily apartments).
2. Environmental Checklist/SEPA Determination.
3. Short Plat subdivision (2 lots) to separate the SF-S and MF-M parts of the site.
4. Preliminary Plat approval by Hearing Examiner.
5. Site Development Permit for multifamily building on Newport Way. (Review process to be determined due to implementation of Central Issaquah Plan. Could be a public hearing or administrative review)
6. Final Plat approval by Hearing Examiner.
7. Construction permits for single family houses and multifamily apartment building.

R. Exhibit List:

1. Community Conference application, PLN12-00049, received 7-16-2012
2. Vicinity map
3. Project narrative, received 7-16-2012

4. Short Plat drawing (preliminary, received 10-24-2012
5. Density Credit chart, IMC 18.10.450-B-2.
6. Development standards for Multifamily, IMC 18.07.440
7. Street Standard Detail No. T-11, Issaquah Street Standards
8. Slope Map (from Icicle Creek Engineers)
9. Overall Site Plan (upper and lower portions of site, received 8-14-2012
10. Preliminary Plat Title Sheet, sheet 1 of 4, received 7-16-2012
11. Existing Conditions, sheet 2 of 4, received 7-16-2012
12. Preliminary Plat Map, sheet 3 of 4, received 7-16-2012
13. Preliminary Grading and Utility Plan, sheet 4 of 4, received 7-16-2012
14. Newport Way Apartments, Site Plan, sheet A1, 7-16-2012
15. Newport Way Apartments, Basement Plan & 1st Floor Plan, sheet A2, received 7-16-2012
16. Newport Way Apartments, 2nd, 3rd & 4th Floor Plan, sheet A3, received 7-16-2012
17. Newport Way Apartments, Street Elevation Plan, sheet A4

CORRESPONDENCE RECEIVED

18. Fred & Rosemarie Butler, received 9-13-2012
19. Michael Beard, received 9-14-2012
20. Frank Curtis, received 9-22-2012
21. Loren Campbell (1st email), received 9-27-2012
22. Loren Campbell (2nd email), received 9-27-2012
23. Loren Campbell 3rd email), received 9-28-2012

JL/jl

PLN012-00049, Spak property, community conference, staff report